

**D1/32 Browning Avenue, Plympton Park, SA 5038**

**Sold House**

Friday, 5 January 2024

D1/32 Browning Avenue, Plympton Park, SA 5038

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 134 m2**

**Type: House**



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## Contact agent

Discover the perfect blend of contemporary living and convenience in this exquisite courtyard home, nestled in the serene enclave of the tree-lined Street in Plympton Park. This tranquil haven is mere steps away from lush parks, local shopping centers, and just a short 10-minute drive from the retail mecca of Westfield Marion Shopping Center and the SA Aquatic and Leisure Center. Selling as House & Land Package, saving huge stamp duty! The reputable local builder- Urban 3 will commence the construction soon! An intelligently designed floor plan awaits, promising comfort and style for first-time homebuyers, young families, couples, or those looking to downsize. The home boasts three generously sized bedrooms, each graced with built-in wardrobes. The master bedroom takes luxury to the next level with its spacious ensuite, offering the perfect retreat after a long day. A central bathroom serves the home, thoughtfully featuring a separate toilet for added convenience. The heart of this residence welcomes you with abundant natural light streaming into the open-plan kitchen, living, and dining area. This inviting space is ideal for relaxation, unwinding, and entertaining, with glass sliding doors seamlessly connecting you to the low-maintenance rear yard. The kitchen is a masterpiece of modern design, showcasing a sprawling breakfast bar, ample cabinetry, overhead storage, and top-of-the-line stainless steel appliances, including a gas cooktop, stove, rangehood, and double sink. This delightful property is nestled in a family-friendly, thriving neighborhood, promising an affordable, easy-care lifestyle. It effortlessly combines style, functionality, and comfort to create a truly exceptional living experience.

**Additional Features:**

- Beautiful timber laminate flooring throughout in the living area
- LED downlights
- Flyscreens to all the windows and sliding door
- Samsung Ducted reverse cycle air conditioning with multi-zone control
- Abundant linen and storage cupboards
- Impressive 2.7m ceiling height, 2.4m entry door & internal doors
- Ensuite Wall tiles to the ceiling height
- Niches to the bathrooms
- Separate laundry room with outdoor area access
- Multiple well-appointed bathrooms, including a bathtub and semi frameless shower
- Elegant kitchen with 20mm stone benchtops
- Westinhouse 900mm s/s gas cooktop & oven
- Range hood and dishwasher are included
- Rinnai 26L gas hot water system
- Driveway, landscaping, 1.8m colorbond fence and rainwater tank included
- A generous 13m (approx.) wide frontage
- Secure garage with an automatic panel-lift door and remote control
- Letter box with street number is included
- Close proximity to Plympton International College, Emmaus Christian College, and Immanuel College

House & Land Package, saving huge stamp duty Don't miss the opportunity to make this stylish, low-maintenance haven your own. Contact us today to arrange a viewing and experience the epitome of modern living in Plympton Park. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. Harcourts Prohomes | RLA292426